



## OPATIJA, BREGI - duplex apartment 100m2 with panoramic sea view and swimming pool + garden



### Information de l'agent

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Langues:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 434,190.59

### Location

Pays:	Croatie
État/Région/Province:	Primorsko-Goranska Zupanija
Ville:	Matulji
Soumis:	29/07/2025

Description:

Location: Primorsko-goranska županija, Matulji, Bregi.

OPATIJA, BREGI - duplex apartment 100m2 with panoramic sea view and swimming pool + garden

Spacious duplex apartment consists of APARTMENT 2: - GROUND FLOOR: DESCRIPTION OF ROOMS: 1. LIVING ROOM. 24.89 m<sup>2</sup> 2. KITCHEN + DINING ROOM. 24.37 m<sup>2</sup> 3. BATHROOM. 3.51 m<sup>2</sup> 4. INTERNAL STAIRCASE. 7.15 m<sup>2</sup> 5. HALLWAY. 7.15 m<sup>2</sup> 6. BEDROOM 1 7.15 m<sup>2</sup> 5. COVERED TERRACE 6.25 x 1.50 x 0.50. 3.12 m<sup>2</sup> TOTAL (net): 66.53 m<sup>2</sup> - 1ST FLOOR: ROOM DESCRIPTION 1. BEDROOM 2 7.95 m<sup>2</sup> 2. BEDROOM 3 8.82 m<sup>2</sup> 3. BATHROOM 2.41m<sup>2</sup> 4. INTERNAL STAIRCASE 2.20 m<sup>2</sup> 5. HALLWAY 4.74 m<sup>2</sup> 6. UNCOVERED TERRACE 9.31 x 0.50 4.65m<sup>2</sup> TOTAL (net): 30.75 m<sup>2</sup> TOTAL GROUND FLOOR + FIRST FLOOR (NET): 97.3m<sup>2</sup> The apartment is located in a house with a total of 2 residential units. The apartment is located in a peaceful and quiet location, yet close to all the necessary amenities for a quality life. The apartment is south-facing and has a panoramic view of the entire Kvarner Bay. The house in which the apartment is located is well built and luxuriously equipped, all installed materials, floor and wall coverings are of the highest standards. - 10cm thick facade stone wool - top quality aluminum joinery. The beautifully landscaped garden features a swimming pool set on the east side, also with a beautiful view of the sea. The terrain/garden around the building is fully landscaped and has several falling cascades in configuration. Certainly a beautiful property for luxurious family life, but also suitable as an investment in the form of elite tourism. Clean and tidy ownership. This property is 1.2km as the crow flies from the sea, or 4.7km



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by car (approx. 7 min). **UNIQUE PROPERTY DEFINITELY WORTH YOUR ATTENTION!**  
OPATIJA: Opatija, a beautiful coastal town located on the Adriatic Sea, is a well-known tourist destination for tourists from all over the world. The city is surrounded by beautiful nature, at the foot of Mount Učka. Properties in Opatija offer a priceless view of the sea and the surrounding islands of Krk and Cres. Opatija is surrounded by charming small towns with old houses located in narrow streets rich in history. The streets of the city of Opatija are made up of properties that stand out with their specific architecture and villas dating back to the Habsburg period. A wide selection of beaches, crystal clear sea and a variety of tourist services are key factors that make Opatija a perfect tourist destination recognized by neighboring countries as an excellent investment choice. Real estate prices in this area are growing, rental occupancy is excellent, which has caused a return on investment of 5% to 10% and attracted foreign investors.

Dear clients, the agency commission is charged in accordance with the General Terms and Conditions:  
[www.dux-nekretnine.hr/opci-uvjeti-poslovanja](http://www.dux-nekretnine.hr/opci-uvjeti-poslovanja)

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## Commun

Chambres:	3
Salle de bains:	1
Pied carré fini:	100 m <sup>2</sup>

## Room details

Total rooms:	4
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## Building details

Parking:	Oui
Outdoor Amenities:	Pool

## Lease terms

Date Available:

## Information additionnelle

Lien URL du site web:	<a href="http://www.arkadia.com/IOUL-T19856/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM">http://www.arkadia.com/IOUL-T19856/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM</a>
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## Contact information



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